



Planning Research Report

New Residential Construction and Redevelopment

This **Planning Research Report** series, an e-publication of Baltimore County Office of Planning, summarizes most recent data and trend analysis on population growth and composition, labor force and employment, income, housing affordability, and residential construction in Baltimore County.

Housing dominates all aspects of planning and policy-making, by reason of its economic magnitude. Residential construction data are essential to the capital improvement programming for the maintenance and construction of public facilities, such as schools, libraries, roads, water, sewer, and transportation.

Residential construction information also is fundamental in post-census population estimates as well as small area population and household forecasts. The estimates and forecasts are critical elements for comprehensive and community planning, water and sewer facilities planning, census enumeration and address review, transportation planning, and regional air conformity analysis.

Data on residential construction along with the information on housing supply can help planners and decision makers determine if the supply based on the lot inventory will meet the demand for residential developments in the future.

This report summarizes new residential construction and razing activities that have taken place in Baltimore County between April 1, 2000 (Census 2000 date) and December 31, 2007. This report analyzes residential and razing building permit data by urban and rural area, land management area, and regional planning district.

County's Growth Management in Brief

Baltimore County's growth management policies launched with the creation of the Urban-Rural Demarcation Line (URDL) in the 1960s have been refined over the years. The future development of the county's urban areas must provide a balance between the built environment and the provision of passive and active open space and other amenities. Within the rural area, land preservation programs in addition to zoning -- the primary tool for governing development in rural areas -- are designed to ensure the protection of the agriculture industry and sensitive environmental areas.

The *Master Plan 2010*, a principal document, provides guidelines for sustaining livable communities and achieving managed development in Baltimore County. The *Master Plan 2010* presents a meaningful vision for the county, strengthening new initiatives and programs intended to better regulate future development patterns.

The *Master Plan 2010* sets forward the inter-relationships between land use and a broad spectrum of other planning elements such as quality education, public welfare,



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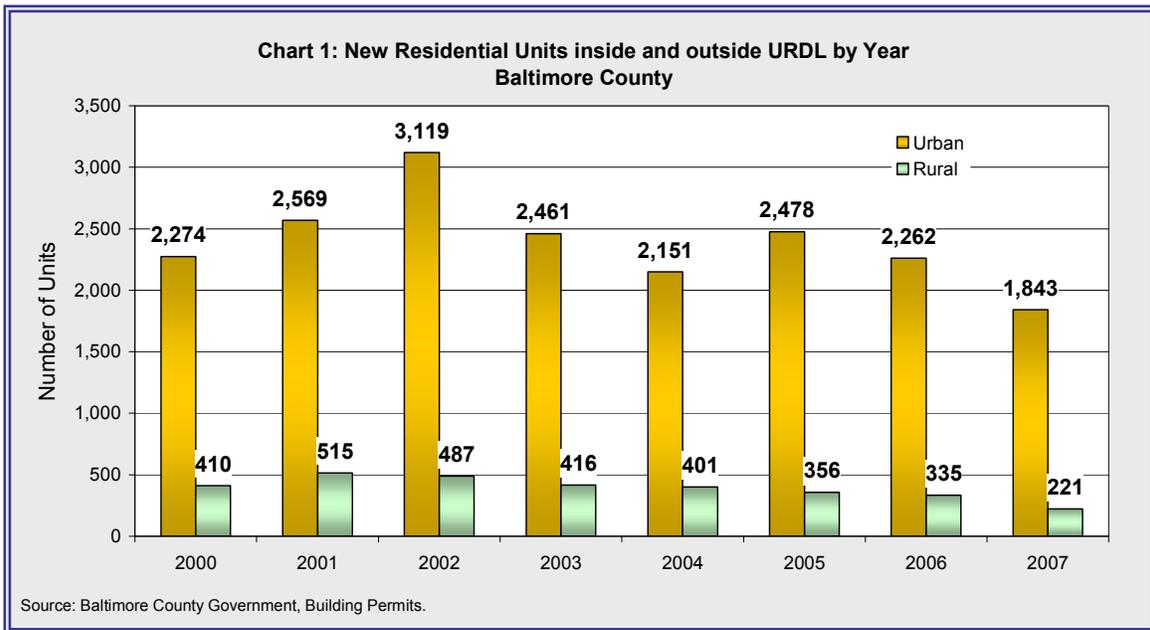
transportation, social services, community stewardship, resource conservation, and historic preservation.

The *Master Plan 2010* accentuates the county’s commitment to implementing the state’s Smart Growth Principles, by directing future development to the urban locale while protecting agricultural uses, natural environment, and scenic and cultural resources in areas outside of the Urban Rural Demarcation Line (URDL).

Initiated by Baltimore County Executive James Smith, the Renaissance Redevelopment Pilot Program is to demonstrate the feasibility and benefits to revitalize established communities through redeveloping underutilized sites and a collaborative design process. Adopted by the County Council in December 2004, the Renaissance Redevelopment Pilot Program has proven to offer the community unprecedented control over development of specific sites to encourage a unified vision for a successful future.

Development Concentration within URDL

Recent statistics on the county’s residential development proves the county’s success in enhancing both community conservation and resource preservation. As shown in Charts 1 and 2, among all the 22,297 units since 2000, 19,156 (or 86 percent of the total) were inside URDL, while 3,141 units were constructed outside URDL.



Within the county’s urban areas, there existed a diversity of new dwelling types. Multi-family units (including condominiums and apartments) took the precedence,



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representing 37 percent of the urban total (Chart 2). Single family detached units ranked second, amounting to a 35 percent share of total units in urban areas. In the rural areas, nearly all the new dwelling units were single family detached (Chart 2).

Chart 2: New Residential Units in Urban and Rural Areas, 2000-2007 Baltimore County				
Data Category	Urban		Rural	
	Total	% Share	Total	% Share
Single Family Detached	6,777	35.38%	3,117	99.24%
Single Family Semi-Detached	306	1.60%	15	0.48%
Single Family Attached	3,822	19.95%	8	0.25%
Multi-Family	7,166	37.41%	0	0.00%
Institutional (unit or bed)	1,085	5.66%	1	0.03%
Total Units	19,156	-	3,141	-

Source: Baltimore County Government.

By the end of 2007, there were 299,314 dwelling units in the county’s urban areas, an increase of 16,274 from 2000 (Chart 3). The housing inventory in rural areas also was on the rise, growing from 30,694 in 2000 to 33,365 in 2007. The county has continued to achieve in directing residential development to its urban areas, as shown in census data (see *Census 2000 News*, May 2001 at the Office of Planning’s website addressed at <http://www.baltimorecountymd.gov/Agencies/planning/publicationsandmaps/index.html>) as well as Chart 3 below, albeit the rural areas has revealed a slightly faster growth rate than their urban counterparts.

Chart 3: Total Housing Units, 2000 and 2007 Baltimore County				
Area	Total Units		2000-2007	
	2000	2007	Total Growth*	Percent Growth
Urban	283,040	299,314	16,274	5.75%
<i>Percent county total</i>	<i>90.22%</i>	<i>89.97%</i>	<i>85.90%</i>	-
Rural	30,694	33,365	2,671	8.70%
<i>Percent county total</i>	<i>10.84%</i>	<i>11.15%</i>	<i>16.41%</i>	-
County Total	313,734	332,679	18,945	6.04%

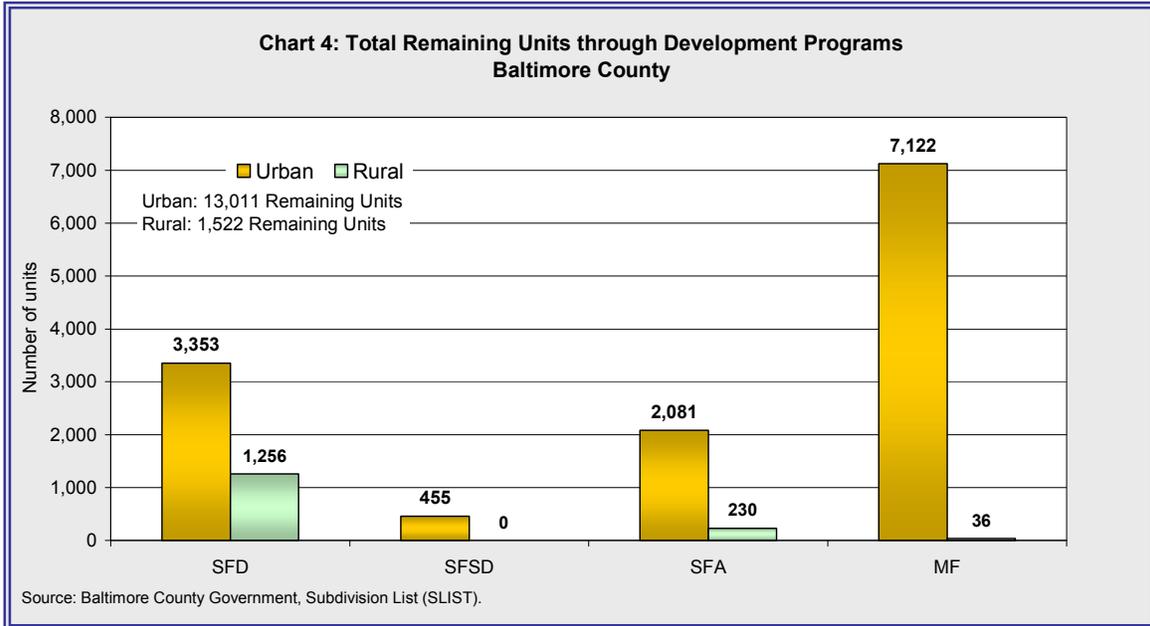
Source: Baltimore County Government.
 *: This is net growth or a difference between new construction and razing of residential housing units in Baltimore County.

Total remaining residential units in either approved or proposed development illustrate the similar trends, in which the majority of units are in urban areas and categorized a variety of dwelling types (Chart 4). Note that in rural areas, there are 36 multi-family units (condominiums). Those units are proposed in the Galloway Creek Planned Unit Development (PUD) at the waterfront in close proximity to the Galloway Creek.



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Predominant Growth in Established Communities

In the 1970s, Baltimore County created and refined land management areas (Map 1 on Page 5). The urban land management areas consist of Community Conservation Areas, Designated Growth Areas, Employment Centers, and Towson Urban Center. Economic development, public safety, quality education, and community conservation are essential to maintaining the county’s mature communities a viable place to live or work.

The rural areas in Baltimore County contain 260,000 acres, comprising 66.5 percent of the county’s total land area. The rural county is vital to the county’s economy and quality of life, by means of agricultural activities, environmental sustainability, natural beauty, cultural significance, and waterfront resources and recreational opportunities. There are four (4) rural land management areas: agricultural preservation, resource preservation, rural residential, and rural commercial centers.

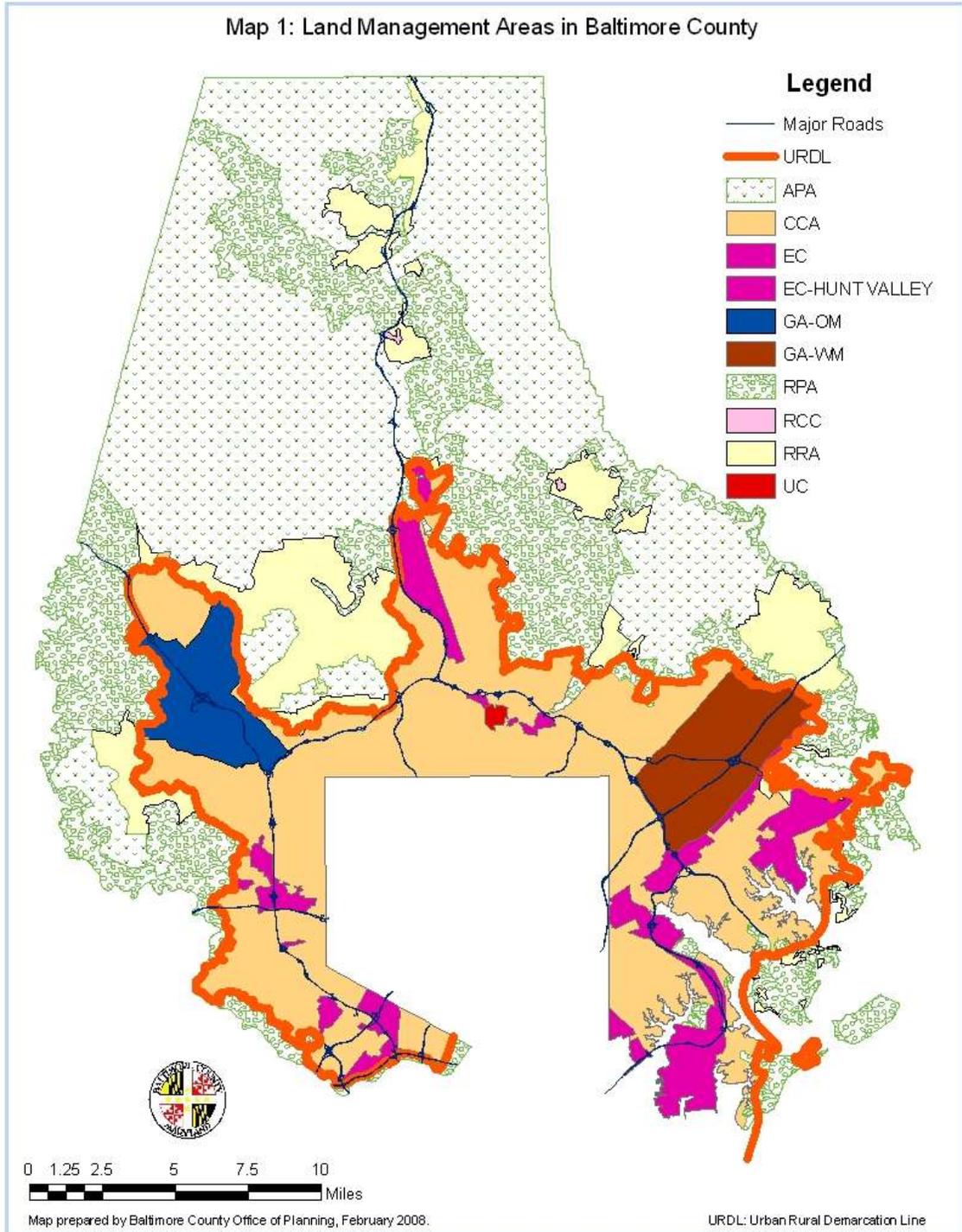
Chart 5 (Page 5) displays that the largest growth has arisen in Community Conservation Areas, followed by the two designated growth areas – Owings Mills and White Marsh. The growth in residential construction in the Owings Mills area is more substantial than that in the White Marsh area. Among all the rural land management areas, the relatively highest proportion of new dwelling units built between 2000 and 2007 is registered in the Resource Preservation Area (RPA).



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Map 1: Land Management Areas in Baltimore County





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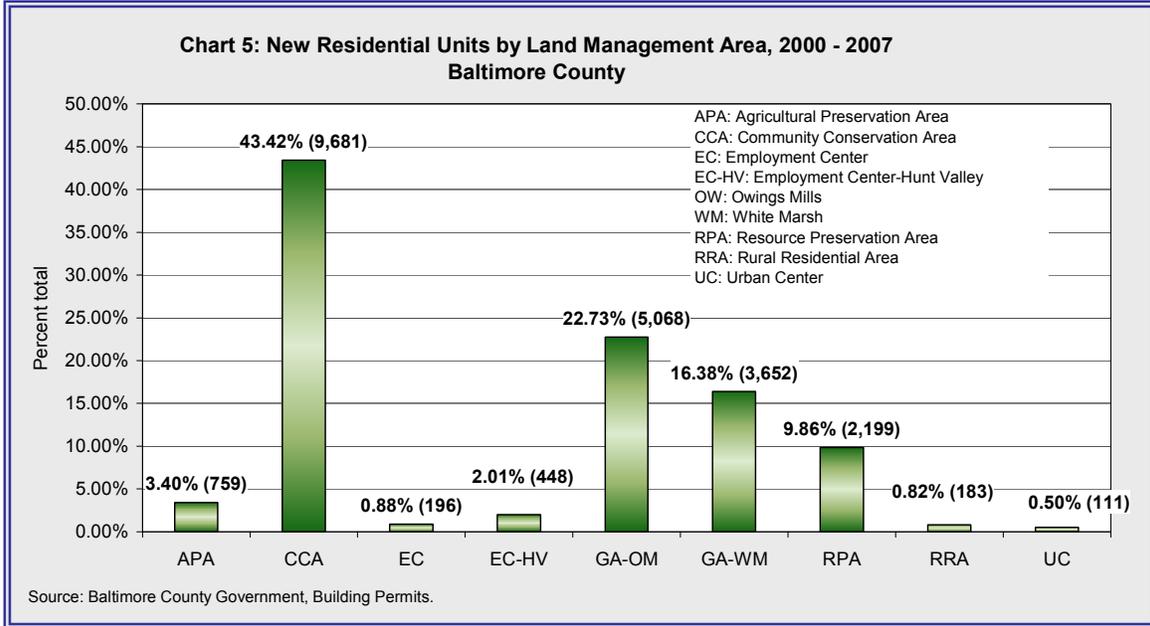


Chart 6 portrays that among urban land management areas -- particularly Community Conservation, Owings Mills, and White Marsh growth areas, there also was a mixed array of dwelling types. In Community Conservations Areas, single-family dwellings – detached, semi-detached, and attached – were prevailing. Yet, the Community Conservations Areas have undergone an emerging importance of multi-family housing. This also bears true for the White Marsh growth area. In the Owings Mills growth area, multi-family structures were the major dwelling type among new housing construction.

**Chart 6: New Residential Units by Land Management Area, 2000-2007
Baltimore County**

Land Management Area	Single Family Detached	Single Family Semi-Detached	Single Family Attached	Multi-Family	Institutional (unit or bed)	Total Units
Agricultural Preservation Area (APA)	758	0	0	0	1	759
Community Conservation Area (CCA)	4,069	172	1,768	3,346	326	9,681
Employment Center (EC)	22	0	84	4	86	196
Employment Center-Hunt Valley (EC-HV)	4	0	68	376	0	448
Growth Area-Owings Mills (GA-OM)	882	49	1,230	2,334	573	5,068
Growth Area-White Marsh (GA-WM)	1,795	85	674	1,098	0	3,652
Resource Preservation Area (RPA)	2,179	14	6	0	0	2,199
Rural Residential Area (RRA)	182	1	0	0	0	183
Urban Center (UC)	2	0	0	8	101	111
County Total	9,893	321	3,830	7,166	1,087	22,297

Source: Baltimore County Government.



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Growth Areas Designated for New Development

Regional Planning Districts (RPDs) are unincorporated communities delineated for regional planning purposes and have remained constant for decades. During the 2000-2007 period, the Randallstown RPD demonstrated the largest growth, followed by Reisterstown/Owings Mills and Perry Hall/White Marsh RPDs (Chart 7 and Map 2). Rossville and Liberty/Lochearn RPDs also experienced a noticeable growth during the same time period. The development in Chestnut Ridge and Greenspring Valley/Pikesville RPDs has actually occurred in the urban portion of the districts.

Chart 7: New Residential Units by Regional Planning District, 2000-2007
Baltimore County

Regional Planning District (RPD)	RPD Number	Single Family Detached	Single Family Semi-Detached	Single Family Attached	Multi-Family	Institutional (unit or bed)	Total Units
Hereford/Maryland Line	301	604	0	0	0	0	604
Prettyboy	302	93	0	0	0	0	93
Fowlesburg	303	233	0	0	0	1	234
Sparks	304	228	0	9	0	0	237
Jacksonville	305	314	0	0	0	0	314
Reisterstown/Owings Mills	306	780	32	575	1,040	359	2,786
Chestnut Ridge	307	456	0	85	1,016	75	1,632
Lutherville	308	121	14	0	0	0	135
Cockeysville/Timonium	309	60	0	68	542	0	670
Fork	310	110	0	0	0	0	110
Harrisonville	311	268	0	6	0	0	274
Randallstown	312	771	49	1,072	1,393	278	3,563
Greenspring Valley/Pikesville	313	418	1	84	549	12	1,064
Ruxton	314	41	0	0	0	0	41
Towson/Loch Raven	315	91	6	49	8	101	255
Parkville	316	125	12	14	100	100	351
Perry Hall/White Marsh	317	1,459	67	455	677	0	2,658
Kingsville	318	118	0	0	0	0	118
Liberty/Lochearn	319	600	56	82	462	0	1,200
Overlea	320	88	0	0	0	0	88
Rossville	321	617	18	283	476	86	1,480
Chase/Bowleys Quarters	322	437	0	282	0	0	719
Security	323	129	2	310	280	74	795
Catonsville	324	173	23	34	1	0	231
Arbutus/Lansdowne	325	87	24	1	0	0	112
Rosedale	326	60	12	1	0	0	73
Middle River	327	207	2	354	100	0	663
Essex	328	720	1	42	232	0	995
Dundalk/Turners Station	329	40	0	24	290	0	354
North Point	330	249	2	0	0	0	251
Edgemere	331	197	0	0	0	0	197
Regional Planning District Total:		9,894	321	3,830	7,166	1,086	22,297

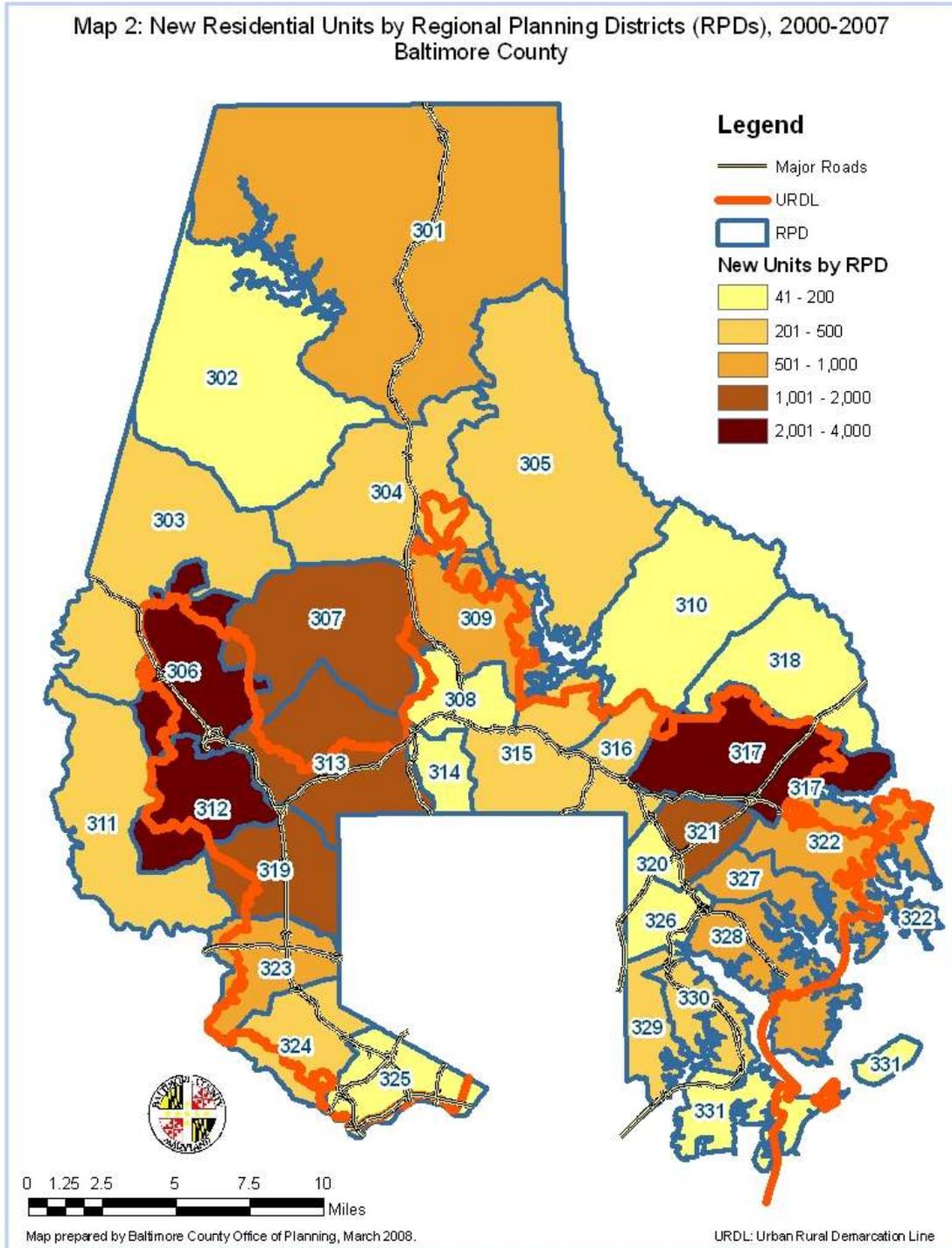
Source: Baltimore County Government.



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Map 2: New Residential Units by Regional Planning Districts (RPDs), 2000-2007
Baltimore County





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The increasingly significant residential growth in the southeast area including Middle River, Essex, and Bowley’s Quarters – in fact a resurgence afterward from a decline in a few thousand units in the 1990s (see *Census 2000 News*, May 2001) – points toward the county’s full, comprehensive context of renaissance by building high quality housing for both existing and new residents, protecting local amenities, improving schools, and exploring recreation and park opportunities.

Redevelopment Directed to Existing Communities

In Baltimore County, prosperity will continue to necessitate strategies in reinvesting in old communities not only in the southeastern sector but also throughout the county. The redevelopment of a large number of aging multi-family housing properties is one of the major components of the county’s comprehensive redevelopment strategies.

Razing permit data exhibited in Chart 8 reflect the county’s effort on creating vital, vibrant communities within our well-established, older neighborhoods throughout the jurisdiction. Approximately 80 percent of the residential dwelling units (3,055 out of 3,801) in razing permits were in Community Conservation Areas. Among those 3,055 units, nearly 70 percent were multi-family dwellings.

Chart 8: Razing Residential Units by Land Management Area, 2000-2007
Baltimore County

Land Management Area	Single Family Detached	Single Family Semi-Detached	Single Family Attached	Multi-Family	Institutional (unit or bed)	Total Units
Agricultural Preservation Area (APA)	94	0	0	0	0	94
Community Conservation Area (CCA)	848	10	1	2,132	64	3,055
Employment Center (EC)	27	0	0	0	0	27
Employment Center-Hunt Valley (EC-HV)	16	0	0	0	0	16
Growth Area-Owings Mills (GA-OM)	52	0	1	0	0	53
Growth Area-White Marsh (GA-WM)	102	4	0	0	0	106
Resource Preservation Area (RPA)	321	4	0	0	0	325
Rural Residential Area (RPA)	54	0	0	0	0	54
Urban Center (UC)	11	0	0	60	0	71
County Total	1,525	18	2	2,192	64	3,801

Source: Baltimore County Government.

Chart 9 lists major multi-family projects that have undergone redevelopment in recent years. In addition, 20 single-family dwelling units in Towson were razed to make way for the Towson Manor Planned Unit Development (PUD), featured with a mixture of higher-density dwelling types. Furthermore, of the county’s total 3,801 units in razing permits, 57 percent were in the Middle River (327) and Essex (328) RPDs (Charts 9 and 10). The razing for single-family detached dwellings was attributable to various reasons, including dozens damaged by the Isabel storm in September 2003.



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Chart 9: Razing Residential Units in Major Multi-Family Projects, 2000 - 2007
Baltimore County

Multi-Family Project Name	Regional Planning District (PRD)	Number of Units
Dulaney Valley	Towson/Loch Raven	16
Dundalk	Dundalk/Turner Station	112
Kingsley Park	Essex	308
Miramar Landing	Middle River	1,122
Village of Tall Trees	Essex	536
Total Units:		2,094

Source: Baltimore County Government.

Chart 10: Razing Residential Units by Regional Planning District, 2000-2007
Baltimore County

Regional Planning District (RPD)	RPD Number	2000	2001	2002	2003	2004	2005	2006	2007	Total Units
Hereford/Maryland Line	301	4	4	5	4	4	9	6	4	40
Prettyboy	302	1	4	2		5	2	8	1	23
Fowlesburg	303	8	3	1	3	3	5	1	3	27
Sparks	304	1	1	2	2	3	1	3	4	17
Jacksonville	305	0	5	3	1	4	7	1	3	24
Reisterstown/Owings Mills	306	2	2	5	3	16	9	87	8	132
Chestnut Ridge	307	5	2		7	7	6	4	4	35
Lutherville	308	2	0	0	0	3	3	2	2	12
Cockeysville/Timonium	309	5	3	6	3	3	0	3	8	31
Fork	310	2	2	2	2	3	1	2	1	15
Harrisonville	311	1	0	2	0	5	3	4	0	15
Randallstown	312	0	3	13	3	3	9	7	1	39
Greenspring Valley/Pikesville	313	1	14	3	9	7	9	7	4	54
Ruxton	314	1	0	1	3	5	3	1	3	17
Towson/Loch Raven	315	2	67	5	5	15	5	4	19	122
Parkville	316	0	6	2	5		3	3	1	20
Perry Hall/White Marsh	317	9	7	9	16	13	29	10	12	105
Kingsville	318	0	1	1	4	6	7	8	3	30
Liberty/Lochearn	319	2	2	1	2	4	8	3	3	25
Overlea	320	1	2	1	2	2	0	2	0	10
Rossville	321	1	2	3	5	4	1	7	4	27
Chase/Bowleys Quarters	322	9	7	17	114	85	30	28	17	307
Security	323	0	2	4	8	2	2	2	3	23
Catonsville	324	0	3	3	3	66	9	9	5	98
Arbutus/Lansdowne	325	5	2	4	4	8	2	3	11	39
Rosedale	326	1	2	1	2	6	1	7	2	22
Middle River	327	1		3	2	7	1,133	8	2	1,156
Essex	328	8	7	531	47	50	348	36	9	1,036
Dundalk/Turners Station	329	1	5	3	4	5	3	4	67	92
North Point	330	1	5	2	18	8	13	3	2	52
Edgemere	331	5	5	9	70	35	12	13	7	156
County Total		79	168	644	351	387	1,673	286	213	3,801

Source: Baltimore County Government.

As indicated in the county's introduction to the Renaissance Redevelopment Pilot Projects, Baltimore County's Renaissance initiative is a golden opportunity to turn



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underused land parcels or neglected buildings into community assets. This involves only properties within the Urban Rural Demarcation Line (URDL). This "collaborative" design process entails a full community participation to ensure "certainty that what is planned is what will be built, thus strengthening all of our communities." For additional information as regards Renaissance Redevelopment Pilot Projects as well as the County Executive's Renaissance Initiatives and County Council Bill, visit the Office of Planning's site at <http://www.baltimorecountymd.gov/Agencies/planning/renaissance/index.html>

Conclusion

The residential construction and redevelopment within the Urban-Rural Demarcation Line (URDL) -- primarily in the Community Conservations Areas as well as Owings Mills and White Marsh Growth Areas -- illustrate that Baltimore County has been successful in safeguarding its urban communities as viable places to live, work, and raise families. This has been achieved by revitalizing existing communities while directing new development in the county's two designated growth areas. The noteworthy development in the Owings Mills and White Marsh areas in particular has mirrored the county's effort on well-planned, aesthetic, as well as environmentally sensitive growth.



Baltimore County has also excelled in promoting an adequate supply of residential dwellings with a variety of types to meet the needs of people at different ages and stages of their lives. Multi-family construction has become increasingly important to fit emerging demographic trends and housing market conditions in recent years.

The large growth yet concerns over future land use patterns of new development and might pose challenges to providing public services. Strategies including promotion of healthy and cohesive neighborhoods, support of transit-oriented and walkable development, improvement of functional and efficient transportation networks, and reinvestment in existing infrastructure and aging housing stock are fundamental to ensuring a sustained attainment in growth management in the future, as the county and region continue to develop and prosper. ■